



19R Lagoon Creek Road, MINORE, NSW 2830

'THE STRIP' – RURAL EXCELLENCE JUST MINUTES FROM DUBBO

27.56 hectares, 68.10 acres

Welcome to 'The Strip', a highly productive and meticulously maintained 27.56 hectare (68.1 acre) lifestyle and farming property located just 17km from Dubbo's thriving CBD and airport. Designed for efficiency, comfort and self-sufficiency, this superb holding boasts 12 well-fenced paddocks, Premier Digit pasture in every paddock, and an outstanding water security setup featuring a fully equipped bore, 5 dams and 92,000L of rainwater storage.

The renovated 4-bedroom home offers modern rural living with a spacious open-plan kitchen, dining and living area, wood heating, ducted reverse-cycle A/C (2023), Crimsafe screens, and 360° verandahs. A large meat house with cool room and smoker, along with solar and smart meter upgrades, makes this a self-reliant sanctuary.

Impressive infrastructure includes:

- 10.5kW solar system (2022)
- Multiple powered sheds, workshop, and secure storage facilities

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 300P184144

AUCTION DETAILS

4:00pm, Thursday October 16th, 2025

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
02 6881 7800

Andrew Kierath
0418 346 337

- Double garage, double carport, granny flat/studio & office
- Extensive creek frontages with leaky weirs revitalising the land
- Hay production capacity up to 700 square bales in a good season
- Sheep and cattle yards, strong seasonal carrying capacity (up to 150 sheep)
- Lush citrus grove on a dripper system, green lawns all summer, and bitumen road access

Zoned for sustainability and built for productivity, 'The Strip' combines rural charm with modern infrastructure and proximity to the regional hub of Dubbo. Whether you're looking to farm, produce, or simply enjoy the space and peace, this is a rare rural gem that truly delivers.

Full Feature list:

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'The Strip' 19R Lagoon Creek Road

[27.56 Ha | 68.1 Ac]

Soils

- The eastern 6 Hectares (or 20%) of the property is highly fertile creek loam.
- Lighter soils to western end of the property.

Production

- Fattens up to 150 sheep p.a.
- Produces approx. 700 small square bales of hay p.a. in a good season.

Fencing

- Hingejoint with single barb and 6 single strand support wires for extra support. All new internal fencing.
- Subdivided into 12 main paddocks, 1 holding paddock and the house yard.

Pasture

- Every paddock has been sown to digit.

Water

- Rainwater: 92,000 litres of rainwater storage across 6 storage tanks. 4 tanks are located behind the sheds, 1 x 22,500 litre poly tank, 2 x 10,000 litre poly tank, 2 x 22,000 litre concrete tanks. The poly tanks feed into the concrete tanks which keeps the water cooler.
- Bore: Fully equipped bore with a 1,500 litre/hour flow rate.
- Dams: 5 dams & 2 troughs. Largest dam has 7ML of storage capacity at the Top Water Level. It has a depth of 11 metres, a new Davey pump on the dam with power connected. This provides water for the yard and stock troughs. The yard lawn is green all summer long being the envy of the neighbours.
- Rainfall: Annual Average Rainfall is 591mm per year, according to the BOM site for Dubbo Regional Airport.
- Water Courses: Three water courses across the property, all tributaries to the Lagoon Creek. All water courses have a leak weir systems installed to slow the water flow, this has rejuvenated the landscape along the water courses.

Homestead

- Recently renovated house with 4 bedrooms and 1 bathroom.
- Open plan kitchen, dining and living area.
- Wood burner heats the whole house, with plenty of timber across the property
- Kitchen has an electric oven, cooktop, red tiled splashback, breakfast bar, dishwasher and large corner pantry cupboard.
- Laundry has lots of bench space, door to rear yard, toilet and wash basin.
- Main bedroom has a double sliding door to the verandah.
- Walls and roof are fully insulated.
- Crim safe doors and windows allowing cool summer night breeze way.
- 360 degree verandah around the house.
- Large lawn and yard on fertile soil.

Improvements

- New Double garage and Carport, with concrete floors, power, remote roller door, with granny flat/studio & separate office. North facing 3 metre wide verandah with sink, power and lighting for entertaining.
- 10.5kw solar system (2022) with 44 solar panels on the garage roof.
- Workshop 12m x 6m, with skillion 12m x 7m. Power, concrete floor and alarm system. The skillion is 3.5m high, ideal for caravan or large vehicle storage. It has a separate meat house with cool room, hot water, pump and rainwater. Plus a smoker for ham and

bacon.

- Storage shed 7.5m x 7.5m, lockable, power, concrete floor and alarm system.
- Storage shed 12m x 10m, with 30m2 Mezzanine level, 3.6 metre high roller door, concrete floor, vermin proof slab design, can store a caravan and a speed boat. Solar Alarm system with siren. Water available from taps supplying dam water.
- Machinery Shed 18m x 7.5m divided into 3 x 6m bays, earthen floors, 2 bays enclosed on three sides, and 1 bay is fully enclosed with 3 metre high roller door. Solar Alarm system with siren.

Location

- Located only 16.5km to Dubbo Regional Airport, 17.1km to Dubbo, 32km from Narromine(via North Minore Road), 410km from Newcastle, 412km from Sydney, 858km from Melbourne, 865km from Brisbane.

Services

- School bus at front gate.
- Garbage Collection

Directions

From Dubbo: -

1) Take Minore Road off the Newell Hwy (just passed the Abel Tasman Motor Inn in West Dubbo, heading towards the Western Plains Zoo).

2) About 7.1km along Minore Road, Minore Road turns right and goes under the railway line (if you go straight ahead here on Delroy Road you will eventually hit a dead end and have to turn back).

3) After going under the railway line, a further 6km along Minore Road, you will turn left onto Lagoon Creek Rd, then go back across the railway line.

4) About 1.3km, after crossing railway line, you will arrive at 19R Lagoon Creek Rd on the right.

Clearing Sale

There is a clearing sale on the property on Saturday 13th September from 10am.

- Land Area 27.56 hectares

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- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2









